

HoldenCopley

PREPARE TO BE MOVED

Conway Street, Long Eaton, Nottinghamshire NG10 2AF

Guide Price £160,000 - £170,000

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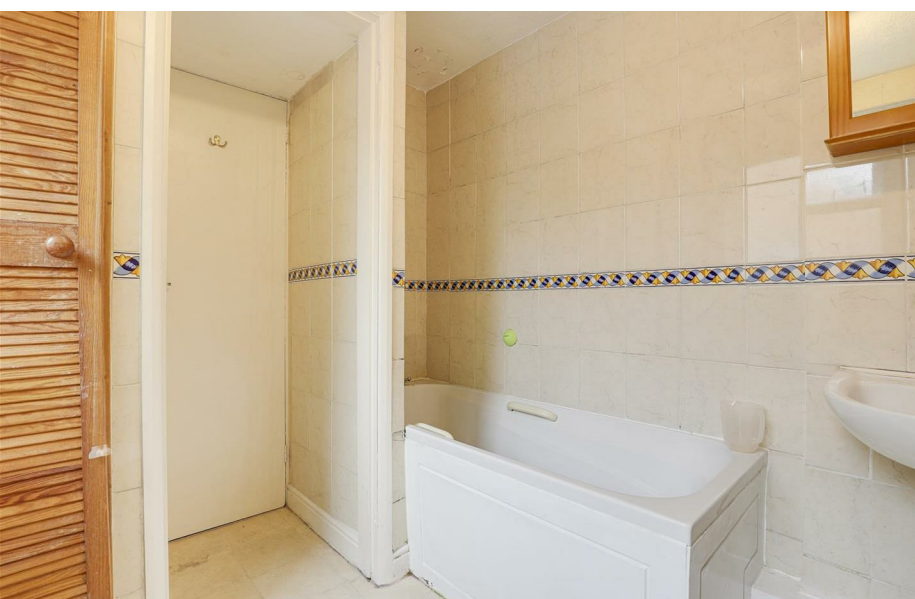
GUIDE PRICE £160,000 - £170,000

IDEAL FOR FIRST TIME BUYERS...

This three-bedroom semi-detached house is the perfect choice for a first-time buyer looking for a home they can move straight into. Well maintained and offering spacious accommodation throughout, this property is situated in a popular residential area close to a range of local amenities, great schools, and fantastic transport links for easy commuting. To the ground floor, the property comprises a living room and a separate dining room—both featuring log burners. There is also a fitted kitchen and a three-piece bathroom suite. Upstairs, the first floor offers three well-proportioned bedrooms, along with access to a useful boarded loft space, ideal for storage. Outside, the front of the property features on-street parking and a low-maintenance courtyard-style garden. To the rear, you'll find a private garden with a well-kept lawn, raised wooden planters filled with a variety of plants, a greenhouse, a shed, and a handy wood store. This property offers the perfect blend of comfort, and convenience—ideal for those looking to settle into a ready-made home.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Well Appointed Fitted Kitchen
- Two Reception Rooms Both With Log Burners
- Ground Floor Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Popular Location
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Living Room

12'3" x 11'6" (3.73m x 3.51m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect vinyl flooring, a radiator, a recessed chimney breast alcove with an exposed brick surround, a log burner and a tiled hearth, coving and a single UPVC door providing access into the accommodation.

Dining Room

15'7" x 11'6" (4.75m x 3.51m)

The dining room has wood-effect vinyl flooring, carpeted stairs, a radiator, an exposed brick recessed chimney breast with a tiled alcove, a log burner and a tiled hearth, a built-in cupboard, open access into the kitchen and a single UPVC door providing access out to the garden.

Kitchen

9'6" x 6'9" (2.90m x 2.06m)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, space for a freestanding cooker, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, tile-effect vinyl flooring and a UPVC double-glazed window to the side elevation.

Bathroom

8'3" x 6'9" (2.51m x 2.06m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath, tile-effect vinyl flooring, a radiator, tiled walls, a built-in cupboard and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

15'8" x 2'8" (4.78m x 0.83m)

The landing has carpeted flooring, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

12'3" x 11'6" (3.73m x 3.51m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in cupboard and coving.

Bedroom Two

12'4" x 8'5" (3.76m x 2.57m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and coving.

Bedroom Three

9'2" x 6'10" (2.79m x 2.08m)

The third bedroom has a UPVC double-glazed window to the side elevation, painted floorboards and a radiator.

OUTSIDE

Front

To the front is on street parking, a courtyard garden with a hedge and a single iron gate providing access.

Rear

To the rear is a private garden with a lawn, raised wooden planters with various plants, a shed, a wood store, a greenhouse, an outdoor tap and power socket.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

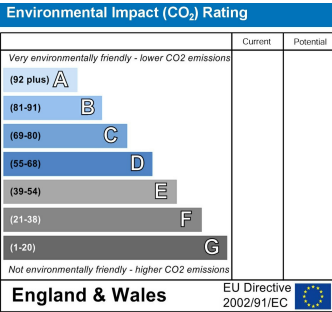
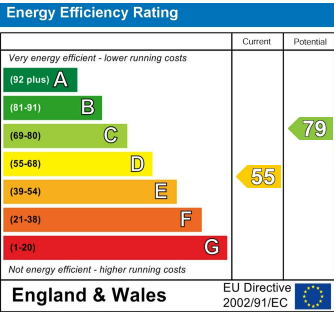
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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